

BOTLEY STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

The purpose of this assessment is to evaluate the sites put forward by landowners or their agents and Eastleigh Borough Council (EBC) Officers of sites within the Botley Parish that could be considered for development in the EB Local Plan (LP) 2016 – 2036.

The Botley Neighbourhood Plan Committee (BNPC) has reviewed these sites, taking into consideration those already granted planning permission and considering constraints and local gaps together with using local knowledge to create recommendations to inform the Botley Neighbourhood Plan.

This is a live document that will be revised regularly to consider any changes to the sites identified. It does not include Windfall or Exception sites, as these would be assessed separately. However, this document may note such sites.

EBC have set the Affordable homes figure at 35% of dwellings on sites over 15 dwellings. Guidance relating to Affordable homes can be found in the National Planning Policy Framework (NPPF) issued in July 2018 by HM Government. In summary, this covers housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and which complies with one or more of the following definitions.

- Affordable housing for rent, which meet the following conditions:
 - the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable), and;
 - the landlord is a registered provider, except where it is included as part of a Build to Rent scheme, in which case the landlord need not be a registered provider, and;
 - it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision, and;
 - for Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision and, in this context, is known as Affordable Private Rent.

- Starter homes, as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections, which meets the following conditions:
 - the definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan preparation or decision making, and;
 - where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

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- Discounted Market Sale housing, is that sold at a discount of at least 20% below local market value, which meets the following conditions:
 - eligibility is determined with regard to local incomes and local house prices, and;
 - provisions should be in place to ensure housing remains at a discount for future eligible households.
- Other affordable routes to home ownership, is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

Some planning terms

- Allocated - proposal for land for housing, industry or other uses in a Local Plan but without planning permission
- Call-in Letter to the Secretary of State at the Department of Housing, Communities and Local Government - must be sent only when the Planning officer's advice to the Local Planning Authority is known and is not acceptable to an individual or a group, but must be sent before the Planning Committee at the Local Authority hears the application formally. The Secretary of State may be minded to review the application himself via an independent planning inspector;
- Carried forward - site that already has planning permission and is carried forward into the next plan;
- Not sustainable – development that should not take place as it would cause coalescence of communities
- Unsustainable - development that is felt not to be sustainable in the future because of remoteness from other areas in the Parish and lack of adequate infrastructure

Abbreviations

BNPC = Botley Neighbourhood Plan Committee

EB = Eastleigh Borough

HCC = Hampshire County Council

SHLAA = Strategic Housing Land Availability Assessment

BPC = Botley Parish Council

EBC = Eastleigh Borough Council

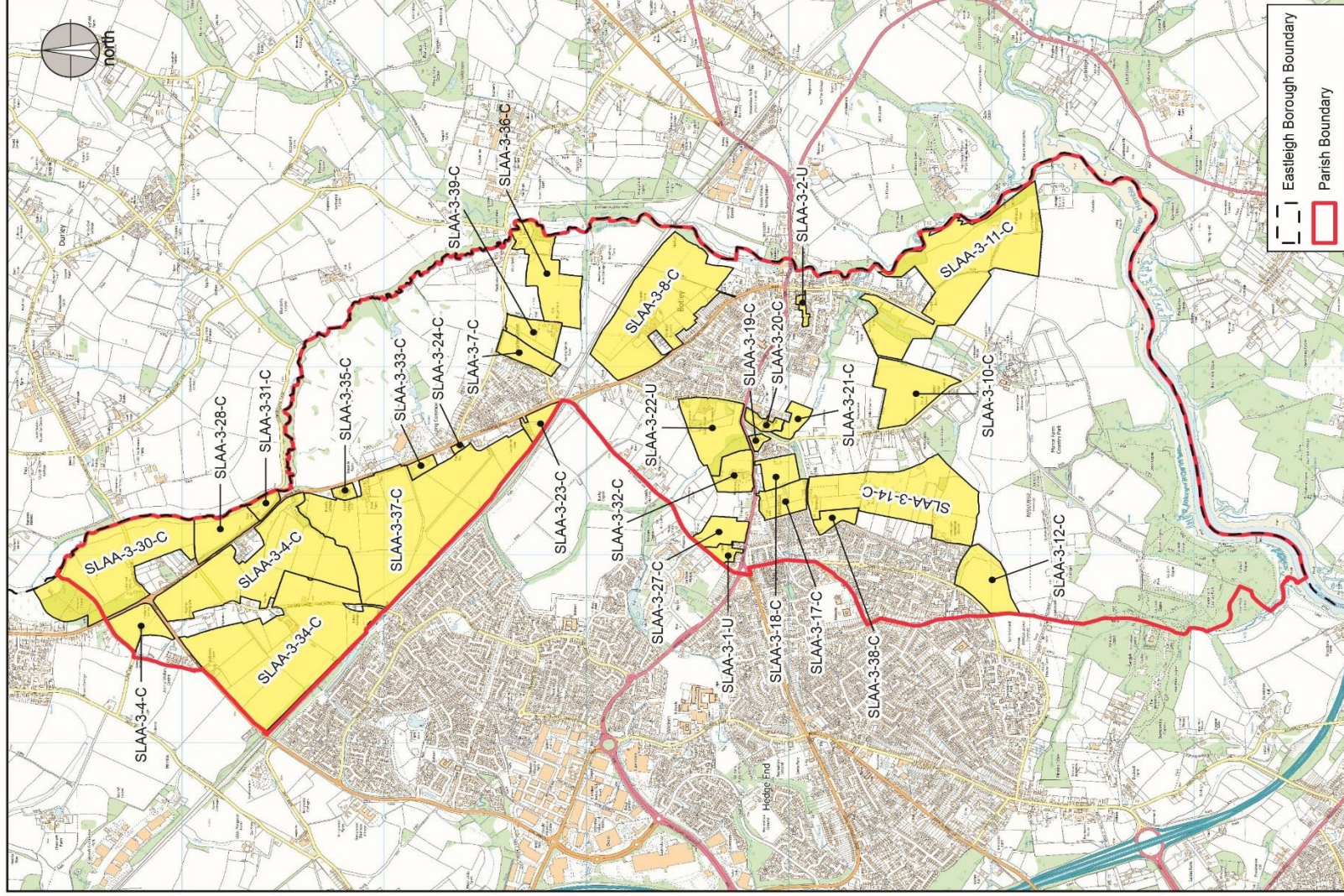
LP = Eastleigh Borough Local Plan 2016-2036

SINC = Site of Importance for Nature Conservation

Link to the Hampshire Waste & Minerals Plan

<https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan>

Strategic Land Availability Assessment (SLAA) - Botley



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Not to Scale

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-1-U Woodhouse Lane and Grange Road	EBC Officers	Employment	Yes. Liquid Waste treatment site	Hedge End Medical Centre	Freegrounds & Wildern Academy or Deer Park	YES Employment only. Unsuitable for housing
BNPC comment		Local Gap, land contaminated. Ribbon development. F/16/79315 permitted 27/01/2017.				
BNPC recommendation		No to housing	Employment use only.			
SHLAA-3-2-U High Street, Botley	EBC Officers	31	No.	Botley Surgery	Botley Primary & Wildern Academy or Deer Park	NO
BNPC comment		Not viable, poor access, detracts from Village character.				
BNPC recommendation		No to housing	Employment and community use only (Pub Car Park).			
SHLAA-3-4-C Land north of Hedge End	Terence O'Rourke Ex SDA	680 / 1200	No	St Luke's Surgery	Fair Oak or Botley Park, Wildern Academy or Deer Park	NO
BNPC comment		Unsustainable, Local Gap between Hedge End and Boorley Green, coalescence of communities.				
BNPC recommendation		No to housing	No to use for employment.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-7-C Land between Maddoxford Lane and Crows Nest Lane	Dominic Lawson & Foreman Homes	50	Yes. 0.9ha Sand & Gravel	Botley Surgery	Botley Park & Wildern Academy or Deer Park	YES Carried forward See Policy DM24 in EB LP.
BNPC comment Also see SHLAA-3-39-C		Application O/16/78389 for 50 homes, Permitted. RM/18/83875 submitted for 50 dwellings and permitted December 2019. Poor access, poor infrastructure, sewerage issues, subject to flooding, unsustainable. Objected to by BPC. Call in letter sent by BPC to the Secretary of State, unsuccessful. Possibly Mineral Deposits not taken into account. Strategic high-pressure pipelines lie to the east and south. Local Gap status removed 2017. Also, to note EB LP Policy BO1 indicates 30 more possible dwellings on site to the east.				
BNPC recommendation		Carried forward	Already allocated, by submitted EB LP in Policy DM24.			
SHLAA-3-8-C Land west of Uplands Farm	HCC Ex SDA	300 - 375	Yes. Sharp Sand & Gravel. HCC advise not economical to extract	Botley Surgery	Botley & Wildern Academy or Deer Park	YES Carried forward See EB LP Policy BO2
BNPC comment		Application O/18/83698 for up to 375 dwellings. Sustainable, gates Botley Bypass delivery, allotments and open space. S/16/79115 EIA Scoping for Bypass. Local Gap status removed 2017. Should site constraints dictate and only 300 dwellings be possible, then provision for additional car parking and allotments could be made. Resolution to grant permission was made January 2019. Decision notice awaited.				
BNPC recommendation		Carried forward	Already allocated, by submitted EB LP.			
SHLAA-3-10-C Land east of Brook Lane	Ian Judd	312	Yes, Soft Sand. 2.1ha	Botley Surgery	Botley & Wildern Academy or Deer Park	NO
BNPC comment		Poor access. Local Gap status removed 2017.				
BNPC recommendation		No to housing	No to use for employment.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-11-C Land east and west of Church Lane	Ian Judd	825	Yes. Sharp Sand & Gravel.	Botley Surgery	Botley & Wildern Academy or Deer Park	NO
BNPC comment		Poor access. New Trunk sewer constructed, F/15/76235. Local Gap status removed 2017.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-12-C Land east of Kings Copse Avenue	HCC	120	Yes. Soft Sand 5.5ha	Hedge End Medical Centre	Kings Copse & Wildern Academy or Deer Park	YES See EB LP Policy BO3
BNPC comment		Forms Part of the Manor Farm Estate and lies within the Boundary of The River Hamble Country Park, so is considered to be Countryside. Strategic high-pressure fuel pipelines lie under the site. BPC objected to site in its comments on the submitted EB LP. If site is developed it could provide allotments in the western part of Botley, where there is currently there is no provision. If ground water levels permit part of the site could be considered for a new cemetery. Significant amounts of soft sand lie under the site. At EB LP Examination Matters 13 hearing in January 2020 EBC agreed to increase proposed dwellings from 70 to 120.				
BNPC recommendation		No to Housing	Already allocated, by submitted EB LP.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-14-C Land east of Precosa Road	Foreman Homes	431	Yes. Soft Sand on South side	Hedge End Medical Centre	Freegrounds & Wildern Academy or Deer Park	NO Unsuitable
BNPC comment		Strategic high-pressure fuel pipelines. Local Gap. Sewerage issues and poor access. Includes Little Hatts Recreation Ground, which is owned by BPC. Also, to note adjacent site to the west that is not part of this SHLAA area, was subject to planning application F/13/73606. Permission refused. Appeal successful for 103 dwellings. No activity after appeal won. Application permission expired 21/10/2017. Local Gap status incorrectly removed 2017, now reinstated. Because the Appeal was successful the principle of development on this site has been established. New application F/20/87625 for 106 dwellings (104 net). Planning permission refused 28/09/2020.				
BNPC recommendation		No to housing	No to use for employment. Adjacent site F/13/73606 withdrawn by EBC in the Modifications to the submitted EB LP in policy DM24. New application F/20/87625 for 106 dwellings (104 net) now submitted by Vivid / Foreman Homes. This application does not form part of this SHLAA.			
SHLAA-3-17-C Land north of Marls Road	HCC	131	No	Botley Surgery	Botley & Wildern Academy or Deer Park	NO Unsuitable
BNPC comment		Local Gap, poor access				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-18-C Land west of Cobbett Way	Kenn Scaddan Associates	90+	Yes. Sharp Sand & Gravel	Botley Surgery	Botley & Wildern Academy or Deer Park	NO Unsuitable
BNPC comment		Local Gap, poor and dangerous access. Previous history of planning refusal due to poor access, Z/15794/00A/00 1976. Broad Oak prone to flooding.				
BNPC recommendation		No to housing	No to use for employment.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-19-C Garage off Broadoak	Foreman Homes	Potentially 20 dwellings	Yes. NE Corner. Sharp Sand & Gravel	Botley Surgery	Botley & Wildern Academy or Deer Park	NO Employment. Unsuitable for Housing. Site specific reasons
BNPC comment		Brownfield site. If made available any contaminate land must be cleared. Within Flood Zone 2 & 3.				
BNPC recommendation		No to housing	Continued use for employment.			
SHLAA-3-20-C Woodhill School	Bryan Jezeph	21	Yes. Sharp Sand & Gravel	Botley Surgery	Botley & Wildern Academy or Deer Park	NO But now removed from Local Gap
BNPC comment		Was in Local Gap, poor access. Flood Risk. Local Gap status removed 2017. Possible future windfall site. The School closed In September 2019, and now the site is owned by Foreman Homes. If site is offered for development BPC should consider purchase of that part of the current car park (north end of the SHLAA) that is not owned by the Brook House Masonic Centre or use a s106 contribution during the planning application to provide the Parish with part of the car park. The site has Japanese knotweed, and this should be accounted for in any planning application.				
BNPC recommendation		No to housing	No to use for employment. Possible use for additional car parking for the Parish.			
SHLAA-3-21-C Woodhill School	Bryan Jezeph	18	Yes. Sharp Sand & Gravel	Botley Surgery	Botley & Wildern Academy or Deer Park	NO But now removed from Local Gap
BNPC comment		Was in Local Gap, poor access. Flood Risk. Local Gap status removed 2017. Possible future windfall site. The School closed in September 2019, and now the site is owned by Foreman Homes. If site is offered for development it could provide a footpath link between the Brook Lane end of Experimental Lane and the High Street Recreation Ground, thus providing a continuous public footpath between Hedge End and Botley. The site has Japanese knotweed, and this should be accounted for in any planning application.				
BNPC recommendation		No to housing	No to use for employment. Possible route for continuous footpath from Hedge End to Botley.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-22-U Land north of Broadoak and west of Holmesland Lane	Foreman Homes	150	Yes. Sharp Sand & Gravel 6ha	Botley Surgery	Botley & Wildern or Dear Park	NO
BNPC comment		Local Gap, prone to flooding, urban edge. 25% of site is a SINC.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-23-C Land south of Winchester Road	Drew Smith Partners	23 or Employment	No	Botley Surgery	Boorley Park & Wildern Academy or Deer Park	NO Now Local Gap
BNPC comment		Local Gap. Proximity to railway line, 0.3ha guard banding. Strategic intermediate-pressure gas pipeline north of railway line. Poor access, unsustainable, flood risk. Local Gap protected 2017. SHLAA includes a light Industrial site (Fairways, Winchester Road Boorley Green, Botley). BPC would continue to support this site for light industrial use and employment.				
BNPC recommendation		No to housing	Maintain existing employment.			
SHLAA-3-24-C Land adjacent to the Pear Tree Public House	EBC Officers	4/7	No	St Luke's Surgery	Boorley Park & Wildern Academy or Deer Park	NO
BNPC comment		Pre-application planning advice sought, Q/16/79206, Sep 2016. Access concerns opposite to Maddoxford Lane. Possible future windfall site.				
BNPC recommendation		No to housing	No to use for employment.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-27-C Grange Road	Persimmon Homes & Urquhart Development Services Ltd	73	Yes. Safeguarded on Western end of site for Waste Recycling (Liquid) Crude Oil deposits	Hedge End Medical Centre	Botley & Wildern Academy or Deer Park	NO
BNPC comment		Alerted by Landowner during NP Exhibition, October 2016. Local Gap, poor access, sewerage issues. History of noxious smells from CSG Depot Liquid waste recycling plant? Full application F/17/80512 for 99 homes received. BPC have already written to developer in Spring 2017 indicating they will be opposing this development in a Local Gap. Application withdrawn (February 2019).				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-28-C Land south of Snakemore Lane	WYG	Employment or Industrial. If housing 380	No	St Luke's Surgery	Wellstead & Wyvern or Deer Park	NO
BNPC comment		Is a designated Greenfield site. Not sustainable, coalescence of communities Boorley Green & Horton Heath. Poor infrastructure, not suitable for industrial. Ribbon development. Could be defined as brown field site in the future if approved. Local Gap status unclear.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-30-C Land at Denhams Corner	WYG & Highwood Group	Industrial or employment. If housing 280	No	St Luke's Surgery	Fair Oak & Wyvern or Deer Park	NO Unsuitable for Housing. See EB LP Policy BO5
BNPC comment		Greenfield. Not sustainable, poor infrastructure, not suitable for industrial. Could be defined as brownfield site in the future if approved. Ribbon development, coalescence of communities Boorley Green & Horton Heath. Highways Issues see Policy BO5 Junction improvements.				
BNPC recommendation		No to housing	No to use for employment.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-31-C Land at Foord Lake	Mr Nix	26	No	St Luke's Surgery	Fair Oak & Wyvern or Deer Park	NO Unsuitable
BNPC comment		Unsustainable, ribbon development, Greenfield site, coalescence of communities, SINC on site.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-32-C Land north of Broadoak, Broadway Farm	Urquahart Development & Management Services Ltd	108	Yes. Half of site. Sharp Sand & Gravel	Botley Surgery	Botley & Wildern or Dear Park	NO Unsuitable
BNPC comment		Local Gap, poor access. Flood Risk. Strategic high-pressure pipelines (X3).				
BNPC recommendation		No to housing	Maintain current employment use.			
SHLAA-3-33-C Land north of Myrtle Cottage	Bryan Jezeph and Landowner	24	No	St Luke's Surgery	Boorley Park & Wildern Academy or Deer Park	YES See EB LP Policy BO4
BNPC comment		This site was offered to BNPC in 2016. The BNPC was not at that time advanced enough to accept the site for evaluation. It was subsequently offered to EBC for inclusion in their SHLAA. Initial assessment was for 24 dwellings. However, the BNPC Housing Working Group and the BPC support the development of this site, but only for 22 dwellings proposed in site allocation in EB LP as Policy BO4, when it was designated as Land at Oak Cottage. Application F/19/85604 lodged in June 2019 for 31 dwellings (30 net).				
BNPC recommendation		Yes to housing	Already allocated, by submitted EB LP.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-34-C Land north of Hedge End Railway Station	Orchard Homes	683	No	St Luke's Surgery	Wellstead & Wildern Academy or Deer Park	NO Unsuitable
BNPC comment		Local Gap. Sewerage issues. Adjacent site with permission. Strategic high-pressure pipeline to the south west of the site running parallel with the railway line. Local Gap status re-confirmed 2017.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-35-C Land south of Long Garden Cottage, Winchester Road	WYG & Metis Homes Imperial Homes (Southern) & Dorrington Homes	14 + 4	No	St Luke's Surgery	Boorley Park & Wildern Academy or Deer Park	YES Carried forward See Policy DM24 in EB LP.
BNPC comment		Pre-application advice Q/15/76396, Q/14/74578 and Q/13/72093. Full application F/17/80382 for 14 homes. On-site sewerage treatment plant. Land adjacent & opposite with permission. Previous brownfield site. Local Gap status removed 2017. Original EB SHLAA was for 22 homes. Full application F/19/85038 for further 4 homes. Permission granted.				
BNPC recommendation		Carried forward	Contained in Policy DM24 of submitted EB LP.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-36-C Land adjoining Holly Tree Farm	Carter Jonas	151	Yes. Sharp Sand & Gravel. Whole site	Botley Surgery	Boorley Park & Wildern Academy or Deer Park	NO Unsuitable.
BNPC comment		Strategic high-pressure pipelines in the vicinity. Local Gap. Sewerage issues, poor access. Public Footpath. Southern and eastern boundaries part of SINC. Local Gap status confirmed 2017. EBC do not support development. Unsustainable. Also, to note: See EB LP Policy BO1 for adjacent land.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-37-C Land north of Hedge End and Railway Line	Terence O'Rourke, Gleeson Developments & Miller Homes Ex SDA	680	No	St Luke's Surgery	Boorley Park & Wildern Academy or Deer Park	YES Carried forward
BNPC comment		Unsustainable. Was local Gap between Hedge End and Boorley Green, coalescence of communities. Application O/15/75953, for 680 homes refused. Objected to by BPC & EBC. Appeal successful for 680 homes 30/11/2016. RM/17/81628 for Phase 1 approved for 301 dwellings. Phase 2 Reserved Matters application RM/18/84466 for 143 dwellings submitted in March 2019. X/18/82986, F/18/83837 for Onsite Waste Water Treatment Plant. Objected to by BPC. Now approved. Phase 3 Reserved Matters application RM/19/86658 for 236 dwellings, submitted October 2019. Strategic intermediate-pressure gas pipeline runs east to west parallel to and north of railway line. Local Gap status removed 2017.				
BNPC recommendation		Carried forward	Carried forward. Yes to employment on land directly adjacent to the east.			

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
SHLAA-3-38-C Land south of Marls Road	Bryan Jezeph	45	No	Hedge End Medical Centre	Freegrounds & Wildern Academy or Deer Park	NO Unsuitable
BNPC comment		Local Gap. Sewerage problems, poor access. Local Gap status re-confirmed 2017.				
BNPC recommendation		No to housing	No to use for employment.			
SHLAA-3-39-C Land south of Maddoxford Lane	Dominic Lawson Southern & Regional Developments Ltd Foreman Homes	50/86	Yes. Sharp Sand & Gravel 3.6ha	Botley Surgery	Boorley Park & Wildern Academy or Deer Park	YES Carried forward. See Policy DM24 in EB LP.
BNPC comment		Application O/16/79600 for 50 homes, Permitted. Poor access, poor infrastructure, sewerage issues. Unsustainable. Objected to by BPC, permitted, Call in letter sent by BPC to Secretary of State, unsuccessful. Application RM/19/84879 for 50 dwellings lodged with EBC. Possibly Mineral deposits not taken into account. Possibly contaminated Land. Local Gap status removed 2017. New application F/19/84937 lodged for 86 dwellings instead of 50 dwellings. Decision awaited. BPC objected to 86 dwelling application. Overdevelopment of site. O/16/79600 & RM/19/84879 not withdrawn by applicant. Strategic high-pressure pipelines to the west, south and east. Site subject to Direct Consent Order, for Pipeline replacement by ESSO.				
BNPC recommendation		Carried forward				

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Address	Source	Dwellings or Employment	HCC Waste & Mineral Safeguarding	Health Care	Schools	EBC recommendation
NO SHLAA reference Land south of Maddoxford Lane and west of Westfield	EBC	30 / 92	Sharp Sand & Gravel	Botley Surgery	Boorley Park & Wildern Academy or Deer Park	YES See EB LP Policy BO1
BNPC comment		Site is constrained by Strategic high-pressure jet fuel pipeline, that is subject to imminent replacement under a Direct Consent Order. This may impact any development on this site or adjacent sites until the pipeline replacement works are complete. Allocated as Policy BO1 in submitted EB LP. Bloor Homes have indicated they wish to extend the site to adjacent optioned land and build up to 104 dwellings. Public Exhibition held during Summer 2018. Pre-application advice sought from EBC, Full application F/19/85178 lodged March 2019. Amended application submitted July 2020, reducing number of dwellings from 104 to 92. Awaiting decision. BPC objected.				
BNPC recommendation		Allocated	Already allocated, by submitted EB LP. Do not support additional dwellings over 30.			

Approved Botley Parish Council
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 Date 09/02/2021